

Applicant	City of Fort Lauderdale Planning and Zoning Division	
Request	Rezone from H-1 to RAC-AS	
Location	400 SW 2 nd Street	
Legal Description	Acreage in 10-50-42, PB 152, P 32	
Property Size	Approximately 88,000 square feet or 2 .02 acres	
Zoning	H-1, Historic	
Existing Land Use	Office Building	
Future Land Use Designation	Downtown Regional Activity Center	
Comprehensive Plan Consistency	Consistent with Objective 22, Policy 22.1 and Objective 24 of the Comprehensive Plan ???	
Other Required Approvals	City Commission Approval	
Applicable ULDR Sections	Sec. 47-24.4 (Rezoning)	
Notification Requirements	<ul style="list-style-type: none">• Mail notice to property owners and property owners within 300'• Sign Notice *Notice requirements pursuant to Section 47-27.5	
Project Planner	Name and Title	Initials
	Chris Barton, AICP, RLA, Principal Planner	
Authorized By	Chris Barton, AICP, RLA, Principal Planner	
Approved By	Marc LaFerrier, AICP, Director of Planning and Zoning	

REQUEST

The City of Fort Lauderdale is requesting approval of a rezoning from H-1 Historic to the Arts and Science District (AS) of the Downtown Regional Activity Center. This rezoning is needed in order to develop a proposed redevelopment that includes a mix of residential and live work units and also a maritime museum. The proposed development is to be in accordance with the terms of the "Ground Lease Agreement" and all referenced exhibits and schedules as entered into by the applicant and the City on December 12, 2003

BACKGROUND

This property is located along the north side of the New River and the Riverwalk, and just east of Esplanade Park. It is currently occupied by a single story office building that was the former downtown Post Office.

REZONING ANALYSIS

Pursuant to Section 47-24.4(D) of the ULDR, the following criteria shall be used to evaluate the rezoning request:

- 1) *The zoning districts proposed are consistent with the City's Comprehensive Plan.*

The zoning districts proposed for this area are consistent with the Land Use Plan amendments adopted in 2000. They also support the Goals, Objectives and Policies of the Future Land Use Element of the City's Comprehensive Plan as follows:

Objective 22: Continue to respond to identified problems/opportunities; develop incentive systems for quality development and redevelopment; prevent incompatible uses; and incorporate design criteria.

Policy 22.1: Insure consistency between zoning and the City's adopted Comprehensive Plan and the City's Mission Statement through annual updating of the Plan.

Objective 24: Continue to protect and enhance marine uses as a recognized resource of the City.

- 2) *Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.*

There City is not proposing substan
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- 3) *The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.*

These existing uses located XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX are primarily marine-related. The proposed rezoning is intended to maintain and promote these uses.

PLANNING AND ZONING BOARD REVIEW OPTIONS

1. If the Planning and Zoning Board determines that the application meets the criteria for rezoning, the recommendation shall be forwarded to the City Commission for consideration.
2. If the Planning and Zoning Board determines that the criteria for rezoning, the Board shall deny the application and procedures for appeal to the City Commission as provided in Sec. 47-26B, Appeals, shall apply.

Acting as the Local Planning Agency, the Board's motion should include a finding of compliance with the City's Comprehensive Plan and the criteria for rezoning.